

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

9 Dickinson Street Hadfield VIC 3046

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$850,000

&

\$910,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$745,500

Property type

Other

Suburb

Hadfield

Period-from

01 Mar 2020

to

28 Feb 2021

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

10 Walter Street Hadfield VIC 3046	\$1,120,000	16-Mar-21
2/2 Donald Street Hadfield VIC 3046	\$957,000	20-Mar-21
21 Win-Malee Street Hadfield VIC 3046	\$972,500	03-Feb-21

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

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**10 Walter Street Hadfield VIC 3046** Sold Price <sup>RS</sup> **\$1,120,000** Sold Date **16-Mar-21**  
Distance **0.3km**

4 3 2



**2/2 Donald Street Hadfield VIC 3046** Sold Price <sup>RS</sup> **\$957,000** Sold Date **20-Mar-21**  
Distance **0.31km**

4 3 2



**21 Win-Malee Street Hadfield VIC 3046** Sold Price **\$972,500** Sold Date **03-Feb-21**  
Distance **0.45km**

4 2 3

RS = Recent sale      UN = Undisclosed Sale

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